

## APARTMENT DEALS ACROSS LEAD MARKET

Several High Class Structures  
Sold, Including Chateau  
Thieroy on Drive.

It hardly required an experienced eye to glean from yesterday's real estate market reports the fact that apartment house trading was the headline feature of the day's activity. In this particular field probably the greatest interest centered around the Chateau Thieroy at 137 Riverside drive. This elegant apartment house, on a plot 27,529 sq. ft. irregular, was bought back by Joseph S. Ward, who sold the property to Gustave Sandblom in 1915. The property was held at \$100,000 and was sold by Mr. Sandblom to accommodate twenty-one families. The broker in yesterday's deal was Edward C. H. Vogler, who will continue to manage the property, which brings in a rental income of \$57,000 a year.

### Resells Apartment and Loft.

Joseph Simmonds sold the six story elevator building, known as the Regina Apartments, at 82-84 West Twelfth street, 41x102.3, and the seven story elevator loft building at 136-138 West Twenty-second street, 41x29.9, to the City Construction Corporation. The property was sold for \$45,000, and was held at \$30,000.

### Stafford Bros., Inc., Acquired these Two Buildings Last February, and in October gave the properties as part payment for the twelve story office building, 15-17 East Fourth street, Spotts & Starr, Inc., were the brokers in all the transactions.

### Trade Claims Apartment Houses.

The five story apartment houses, on plot 75x100, at 343 to 347 West Fifty-eighth street, near Ninth avenue, have just been purchased by Albert Beyer, a plumbing contractor, who is planning to erect a new building on the site, and to replace the present houses with a warehouse for the plumbing trade. Stuart Hirschman and Walter S. Thomson are the owners of record. The brokers in the transaction were Hubert & Hubert.

### Sold for Third Time in Year.

Bolton Hall, a six story elevator multi-family house, covering the block from the west side of Amsterdam avenue from 17th to 17th streets, has been purchased by Jacob Rubner from the Greenwald Realty Company. It has an avenue frontage of 199.10 feet and street frontage of 100 feet. This transaction marks the third change of ownership in less than a year.

### Other Multifamily House Sales.

The Suzzaro Court Apartments at 148 to 154 West Ninety-fifth street have been purchased by a client of the law firm of House, Grossman & Vorhaus from the Montecore Property Company. The property was sold for \$100,000. Isaac Mandelsohn to hold title to his real estate investments. The structure, which is nine stories, stands on a plot 72x100.3, located 253 feet east of Amsterdam avenue. It was erected about nine years ago by the Menden Construction Company. Charles Flaum president, which sold it to Mr. Mandelsohn in 1914.

Thomas J. O'Reilly sold for the Emigrant Industrial Savings Bank the property at 1688-90 Avenue A, two four story and basement tenements, 40x60, to L. J. Phillips & Co. for the estate of Benjamin B. Sherman to Adolph Weiss 167 St. Nicholas avenue, a five story apartment house, 22x37.1.

### Bankers Buy 54 Wall Street.

J. and W. Seligman & Co., bankers, have purchased the Central Trust Building at 54 Wall street, which they have been occupying for the last two years. The purchase was made from the Central Trust Company, which has held title to the property since 1886, and which made its home there up to the time of its amalgamation with the Union Trust Company. The building is nine stories high. It has a frontage of 50 feet and extends back toward Pine street 117 feet on one side and 114 feet on the other. It is one of the old-fashioned structures of the financial district and it will in all likelihood be replaced by a more modern structure.

### Dwelling Sales Reported.

Joseph P. Day sold for Isadore Koplik the three story dwelling at 54 East 123d street, 18x100.11.

Pitt Howell sold for the Donald Holding Company the three story dwelling, 18x99.11, at 260 West 133d street to Fred W. Simpson, and also sold for the Elizabeth Realty Company the three story dwelling at 292 West 135th street, 17x99.11.

### Deals Revealed in Transfers.

Harry H. Place Realty Company purchased from James H. Stanley the three story dwelling, 17x99.11, at 311 West 129th street.

### Porter & Co. Sold for Elizabeth C. Hall and others the three story dwelling at 292 West 135th street.

### Francis B. Haubert of the office of Edward J. Klauberg the three story dwelling at 153 West Eighty-first street, 17x100.

### John H. Pierce sold for Sylvester H. Elliott the four story building at 114 Edgecombe avenue, 17x85, to Edward H. Hinkson.

### Deals Revealed in Transfers.

Harry H. Place Realty Company purchased from James H. Stanley the three story dwelling, 17x99.11, at 311 West 129th street.

### Martin H. Goodkind has sold to Alice F. Koch 149 West Tenth street, a three story dwelling, 22x72.11.

### Jacob Gundlich sold to Fred W. Spohn 150 East Fifty-second street, a three story dwelling, 15x100.5.

### The four story store tenement, 16x75, at 2151 Fifth avenue, northeast corner of 130th street, has been sold by the Purita Realty and Mortgage Company to Meyer Dellosky.

### Allen H. Hamblen bought from Sarah Shine and William Y. Jack the four story dwelling at 618 Lexington avenue, 15x68, adjoining the northwest corner of Fifty-third street.

### The four story store tenement, 20x95, at 97 Henry street, has been sold by Thomas F. Shea as executor to Rose Wolfson for \$20,000.

### Louis Sentscher sold to Israel Horne 293 Third avenue, a four story tenement, 20x310.

### The Sixty-fourth Street Holding Corporation (Jacob Hirsch president) sold to David Goldstein the three story store, 17x100.5, at 27 to 31 West Sixty-fourth street.

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## MRS. W. K. VANDERBILT SELLS JERIGO ESTATE

'Stepping Stones' Brings Half Million From Publisher.

Mrs. William K. Vanderbilt has sold her summer home, "Stepping Stones" at Jericho, L. I., to Ormond G. Smith, publisher, for a price said to be in the neighborhood of \$500,000. The property consists of a splendid Tudor house, surrounded by 125 acres of beautifully landscaped land. It was designed and laid out under the supervision of the late William K. Vanderbilt. John R. Hill of Westbury, L. I., represented Mrs. Vanderbilt in the deal, and L. H. Walker of Oyster Bay acted for the purchaser.

### MISCELLANEOUS LEASES.

Hubert & Hubert leased a store at 323 West Fifty-seventh street to H. Stearns.

### Charles F. Noyes Company leased a large portion of the floor of the new Union Indemnity Company Building, at 100 Maiden lane, to Francis Merges & Co. for ten years, at an aggregate rental of about \$250,000.

Brett & Goode Company sold the lease of 400 West Thirty-sixth street for the "Columbia Water Company" to the Watson Elevator Company; also leased space in 7 to 11 West Forty-fifth street to Adolph Stern and William Balter.

### Wm. A. White & Sons leased to Rosina J. Thurber an apartment in 183 West Seventy-third street.

### Cusack Company leased the dwelling at 255 West Seventy-third street, to Samuel Null for three years and the house at 351 West Seventy-first street to K. Meyers for four years.

Henry Shapiro & Co. leased the top floor in 218 to 222 West Thirty-fourth street to Wlensky Brothers; the fourth floor to Singer & Edwards, and the fourth floor west to Fischer & Szabo, dresses.

### Alfred P. Coburn leased apartments in 127 West Seventy-ninth street to L. J. Henderson and Mrs. Jenny, also in 88 West Seventy-fifth street to Mr. James Liebling, a member of the Philharmonic Society.

### SALES IN OTHER BOROUGHES.

John Fullman Real Estate Company sold 215 Fifth avenue, Brooklyn, a three story store and flat, 20x100, for Peter Sigal to Herman Landau.

### Moffatt & Schwab sold for Louis M. Robertson a dwelling on Rice, at 100-05, Castleton Corners, Staten Island, to Henry H. Sonntag.

### William P. Jones sold for Florence M. Harcourt to A. Clancy the property, 20x113.5, on the east side of Spruce street, 150 feet south of Jerome avenue, Richmond Hill, L. I.

### OTHER SUBURBAN DEALS.

Prince & Ripley sold for L. A. Townsend of Flint, Mich., his house at 52 Circle Drive, Riverview Manor, Hastings on Hudson, to E. Stanley Glines.

### Alshire & Son Agency sold for Alfred L. Ferguson the nine room house, on plot 69x100, at 222 Broad street, Red Bank, N. J., to Mrs. R. W. Steele of Forest Hills Gardens, L. I. Mrs. Steele will use the place for her winter home.

### Robert E. Farley Organization leased a store in the Farley Building, White Plains, N. Y., to Messrs. Clarence Wallauer and Seymour Carpenter of White Plains, N. Y.

### George Howe sold the estate of T. W. Poindexter at Croton Lake. The property contains thirty-six acres of land together with a Colonial residence and outbuildings.

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for Jorgus Winter Holidays.

## JOHN D., JR., SAID TO HAVE BOUGHT 123D ST. PLOT

Will Probably Construct Big  
Charity Building There.

There is now little doubt that the Rockefeller interests are the purchasers of the seventeen lots on the north side of 123d street, between Morningside and Amsterdam avenues, directly opposite Morningside Park. It is also a well accepted fact in real estate circles that the new owner will erect on the site a fine building for charitable or semi-charitable purposes.

The Empire Mortgage Company, which took title to the property from Randolph and Everett Jacobs on Saturday, is merely a holding company, acting for the real purchaser, who desires to remain in obscurity until all the details of the project have been worked out. However, it is to be recalled that the Empire Mortgage Company acted in a similar capacity for John D. Rockefeller, Jr., when the latter purchased Tryon Hall, the estate of C. K. G. Billings on Washington Heights, several years ago, for the purpose of making it an entrance to the Interstate Park.

### REAL ESTATE NOTINGS.

Charles F. Noyes Company has been appointed by the Battery Park Realty Company, managing agent, for 61-63 William street, southwest corner of Cedar, a six story building recently purchased by Mr. William Prager and his associates through the Noyes Company.

### A dinner and dance will be given by the Harlem Property Owners' Association Wednesday evening, January 26. The organization will hold its meeting this coming Thursday.

### Charles and Madeline Laballe are the buyers of 54 East 123d street, sold recently by Joseph P. Day.

### IN THE BRONX MARKET.

Medwell Construction Company sold to Abraham M. Davis the dwelling at 2491 Division avenue, 25x100.

### IN THE AUCTION ROOMS.

(14 Vesey Street)  
By Joseph P. Day.

SPRING ST. 150, s. s. 60 w. Wooster st., 20x80, 4 story left and store-Met Sav Bank ac. Boring Holding Co. to all: S & W Hutchins, attys; due, \$19,103.50; to the plaintiff, \$18,000.

37 AY. 1213, s. s. 60 w. Wooster st., 20x80, 5 story ten and store-Mutual Life Ins. Co. to all: Jones & Phillips et al.; Henry M. Heinger, attys; due, \$37,721.01; taxes, \$6,188.80; to the plaintiff, \$35,000.

61ST AY. 99 w. Park st., 20x100.5, 5 story altered dwg.-Louis Casale et al. to all: E. J. Phillips & Co. et al.; Phillips & Co., attys; due, \$16,348.96; taxes, \$2,470.40; first mortgage \$25,000; adjourned Feb. 15.

62nd AY. 99 w. Park st., 20x100.5, 5 story ten-David Israel et al. to all: Mary L. Danziger et al.; Samuel P. Hyman, attys; due, \$4,800.81; to the plaintiff, \$10,500.

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